



40 Burleigh Road, Hinckley, LE10 0DQ
£230,000

wards
Residential

Freehold. A well presented and extended three bedroom semi-detached house located within easy walking distance of the award winning Hollycroft Park, local schools and amenities in Hinckley. The accommodation briefly comprises: Ground Floor: Entrance Hall, Living Room, extended open-plan Kitchen/Diner. First Floor: three Bedrooms and Family Bathroom. Externally, to the front elevation there is a tarmac driveway and to the rear there are attractive gardens. UPVC double glazing and gas fired central heating.

Hall

4.28 x 1.63 Metres

Entrance hall with hard wood flooring and window to the front elevation. Along with under stair storage cupboard with UPVC window to the side elevation.

Kitchen/Diner

4.73 x 4.11 Metres

Modernised and extended kitchen diner comprising white base and wall units and island with granite effect work surface over. Brick effect white tiled splashback surrounding. Siemens double oven along with Siemens gas hob. Plumbing for dishwasher and one a half sink. Hard wood flooring and UPVC window to the rear elevation along with UPVC French doors.

Living Room

4.18 x 3.4 Metres

Living room comprising hardwood flooring and stylish wooden wall cladding. UPVC Bay window to the front elevation.

Landing

2.24 x 1.92 Metres

With loft access hatch and fully boarded loft. UPVC window to the side elevation.

Bedroom 1

3.17 x 3.15 Metres

Double bedroom comprising two built in storage units along with UPVC window to the front elevation with stained glass feature.



Bedroom 2

3.01 x 2.82 Metres

Double bedroom with UPVC window to the rear elevation.

Bedroom 3

2.12 x 1.96 Metres

Bedroom with UPVC window to the front elevation.

Bathroom

1.53 x 2.08 Metres

Modernised three-piece white suite comprising bath with shower over, low flush WC and wash hand basin. Floor to ceiling marble effect tiling along with extractor. UPVC Window to the rear elevation.

Outside

The property's rear garden comprises of a raised patio space along with paved walkway to the end of the garden and storage space. Along with lawn and hedging surrounding for privacy. To the front elevation the property features a spacious tarmacadam driveway with block paved surround along with heading to the side for privacy.





EPC Rating - D(63)

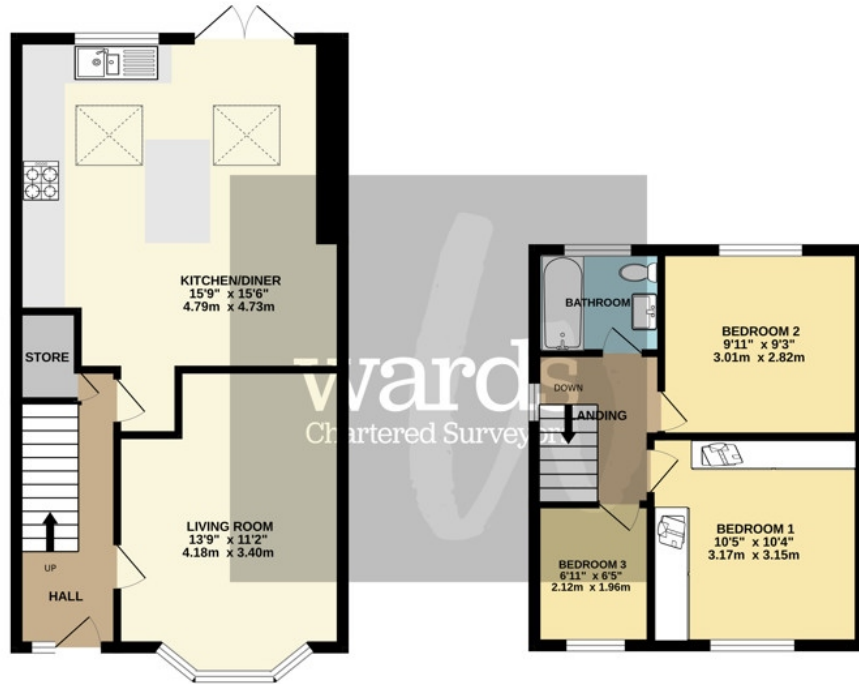
Council Tax Band - B

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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